

1943 Profile of the Stuyvesant, Brooklyn area

from the 1943 *New York City Market Analysis*



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BROOKLYN 6

Stuyvesant



Above: Greene Avenue at Patchen Avenue facing Reid Avenue



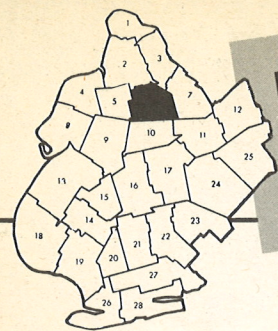
Above: Nostrand Avenue looking north from Macon Street



Above: West on Gates Avenue from Patchen Avenue



Left: Lewis Avenue and Quincy Street



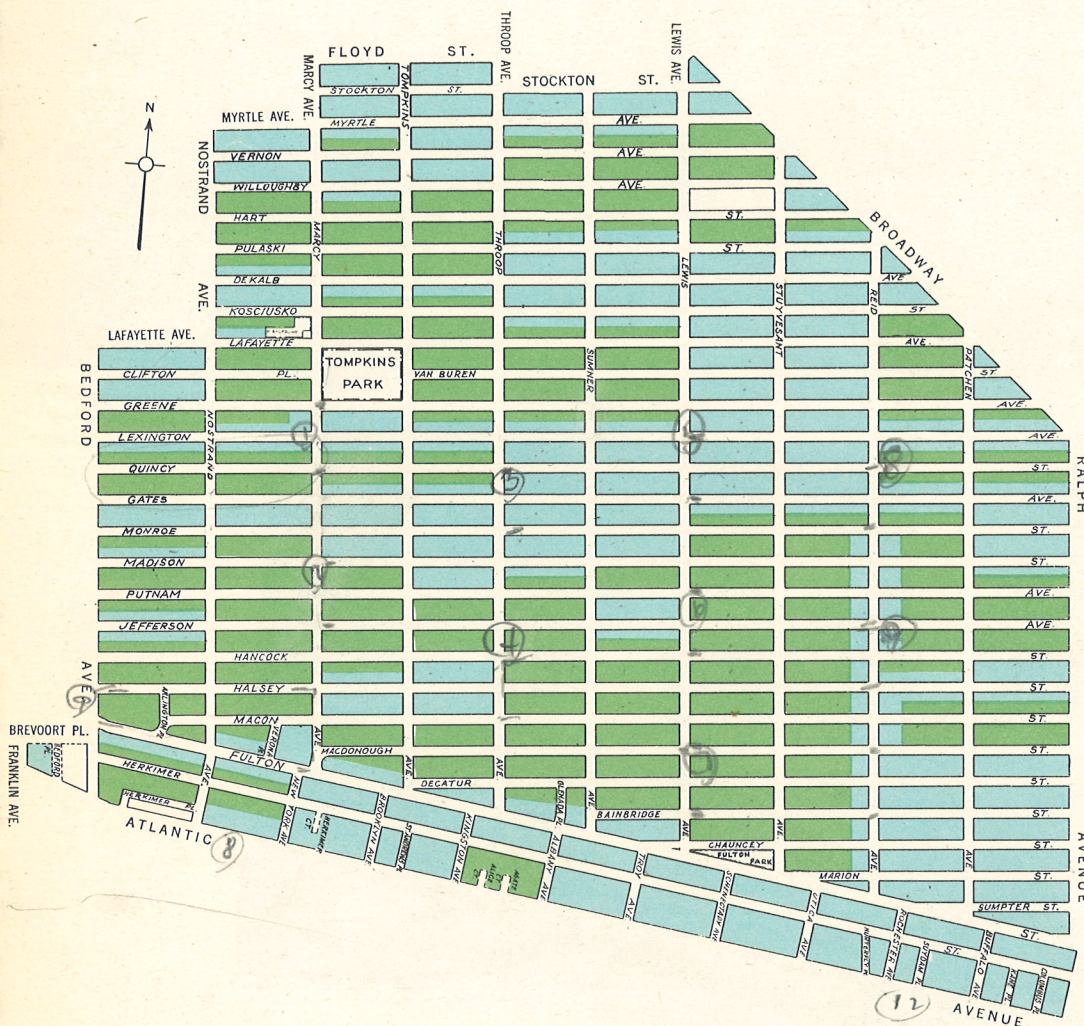
NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

BROOKLYN

6

Stuyvesant



POPULATION 149,647
(larger than Tulsa, Okla.)

Native white 72,034
Foreign-born white 28,889
Negro 48,531
Other races 193

Negroes are concentrated to the south, along Fulton Street. Russian Jews and Italians lead the mixed list of foreign-born.

FAMILIES 40,368
—owner families 7,034
—tenant families 33,334

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	46
100-149	6,000-9,999	181
75- 99	4,500-5,999	563
50- 74	3,000-4,499	2,618
30- 49	1,800-2,999	17,247
40- 49	2,400-2,999	4,066
30- 39	1,800-2,399	13,181
Under 30	Under 1,800	18,349
Unknown		1,364

Median family expenditure . . \$1,852
Average family expenditure . . \$2,003

RESIDENTIAL STRUCTURES . 14,810
—one-family houses 3,520
—two-family houses 4,508
—three-or-more-family houses . 6,782

This is chiefly a residential district, with dwellings of the brownstone front type predominating. It contains a large Negro colony and many foreign-born. There are many densely populated districts in Brooklyn, but few of them crowd in so many people per square mile as Stuyvesant. Fulton Street and Nostrand Avenue are the chief retail centers, but

Marcy, De Kalb, and Gates Avenues are important too. Some miscellaneous manufacturing is found along Atlantic Avenue, the southern boundary. There is also some light industry on Myrtle Avenue. Although there are few rentals over \$40, the size of the district makes it a strong neighborhood market.